WARRANTY DEED

G-GB-09-1003

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 8-3-10
(AFFIX SEAL)

AMY FREDRICKSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Jean-Marc Ruel	Churchill Mortgage Corp. (NAME)	
1003 Carolyn Avenue	761 Old Hickory Blvd. Ste 401 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	72-9-403.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CINDY CHRISTIAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEAN-MARC RUEL AND BRIENNE RUEL, Husband and wife, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 59 AND THE EASTERLY 5 FEET OF LOT NO. 60 ON THE PLAN OF IRVINGTON, AS OF RECORD IN BOOK 843, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. SAID LOT NO. 59 AND PART OF LOT NO. 60 ADJOIN AND FRONT TOGETHER 65 FEET ON THE NORTH SIDE OF CAROLYN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CINDY CHRISTIAN BY WARRANTY DEED FROM DOUGLAS E. SHARP, UNMARRIED, RECORDED ON THE 2ND DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030602-0074990, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD
SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 843, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1003 Carolyn Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans: T20090047247 DEEDWARR
Recvd: 07/14/09 12:24 2 pgs
Fees: 13.00 Taxes: 619.75
20090714-0065803

Witness my/our hand(s) this 10th day of July, 2009.

Cindy Christian

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cindy Christian, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of July, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903